



CONSTRUCTION BULLETIN

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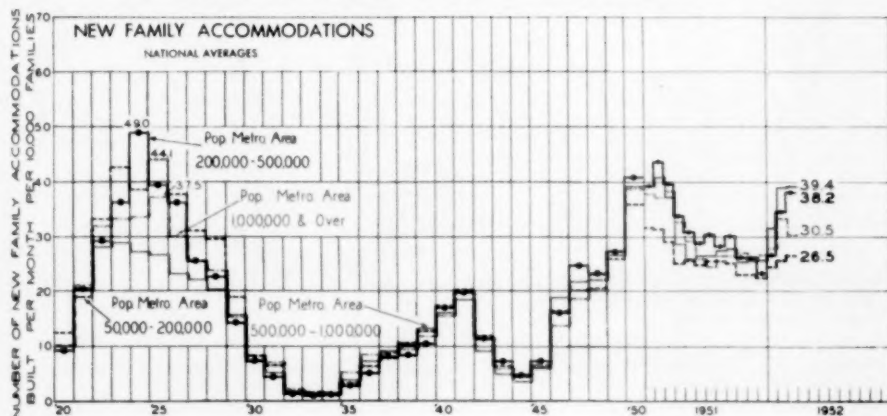
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HOUSING STARTS IN 140 METROPOLITAN AREAS

THE charts and the map in this bulletin depict the new housing construction for the principal metropolitan areas of the United States. During the first 5 months of 1952, for which preliminary figures are now available, 455,600 dwelling units were started in contrast with 457,500 in the corresponding months of 1951. This is a decrease of only 1,900 units, or only four-tenths of 1%. The last 2 months of the first 5 exceeded the corresponding period of a year ago, and if this trend continues, 1952 will exceed the 1,091,300 units built in 1951, making it the second highest building year in history.

The charts that make up this report attempt to show the housing trends in each metropolitan area by reducing all areas to the same common denominator. The figures shown are for the number of new family accommodations built per month per 10,000 families.

The chart at the bottom of this page shows the national averages by size of metropolitan areas, and it will be noticed that building is proceeding at the most rapid rate in the metropolitan areas having from 500,000 to 1 million population. The second highest rate is in areas of from 200,000 to 500,000, the third, metropolitan areas of over 1 million people, and metropolitan areas with from 50,000 to 200,000 have the lowest rate of building at the present time. On this national chart and on each city chart the rate of building is shown for each year from 1920 to 1950, with the period subsequent to 1950 shown by months.



Residential building in all metropolitan areas of the United States as defined by the 1940 Census is charted on the following pages. The 140 areas include all areas in which the central city has a population of more than 50,000.

In each city all suburbs, incorporated and unincorporated, have been contacted, and in all except fourteen it has been possible to include practically all of the suburbs within the metropolitan area. For example, the New York City figure includes the building in 305 suburban communities; Philadelphia, 154; Pittsburgh, 157; Chicago, 99; and Detroit, 65. In all, more than 2200 communities are represented on these charts.

On the charts the figures are expressed as the number of new family units provided per 10,000 families in each metropolitan area. In this computation, a single-family dwelling counts one, a two-family dwelling counts two, and a twenty-four family apartment counts twenty-four. Recently, all Federally subsidized slum clearance and war housing projects have been included, as have buildings privately built and financed with government loans.

The blue italicized numerals on each chart give the number of new family accommodations built in the last three months for which figures are available; these are actual figures and are not adjusted for the number of families. The red italicized numerals give the corresponding figures for the corresponding period of a year ago.

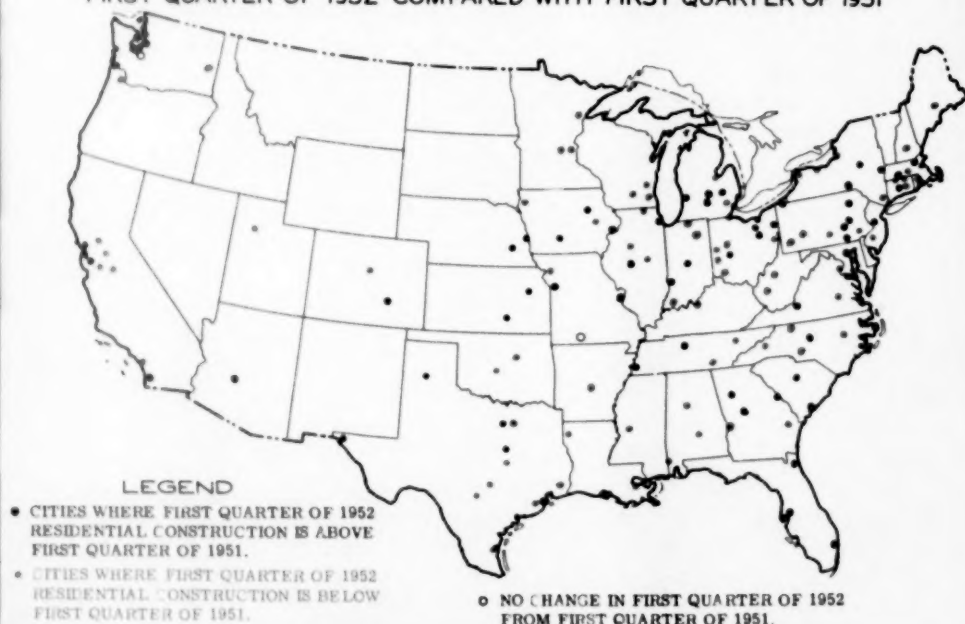
It should be noticed that separate averages (medians) have been used for four groupings of metropolitan areas.

The average number of new family accommodations built per month per 10,000 families is shown from 1920 to the present for metropolitan areas having from 50,000 to 200,000 people (the solid red line); for areas having from 200,000 to 500,000 people (the beaded red line); for areas having from 500,000 to 1,000,000 people (the dash-dot line); and for those areas having a population of over 1,000,000 (the dashed red line). Eighty areas fall into the first category; thirty-eight into the second; and eleven each into the third and fourth.

On each area chart is shown in red the national average for areas in its grouping in contrast to the blue line, which shows the figures for the specific area. The averages used on the area charts are medians. A median average is found by arranging the data in order of size and selecting the amount at the midpoint. Because a median average thus eliminates the influence of the two extremes, it gives a very good picture of the typical area in each group.

On the chart on page 257 we have also shown national averages for each of the groupings of metropolitan areas - (1) 50,000 to 200,000 population; (2) 200,000 to 500,000 population; (3) 500,000 to 1,000,000 population; and (4) 1,000,000 population and over. These averages should more properly be called arithmetic means. An arithmetic mean is obtained by adding the amounts of all the items and then dividing by the number of items. It will be noticed that the arithmetic mean, being influenced by areas with a greatly accelerated rate of new building, is above the median average of each of the groupings. The arithmetic means are given for each grouping in order that a comparison of new building on a volume basis may be made.

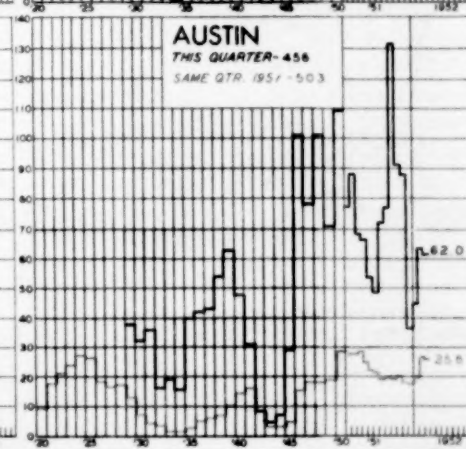
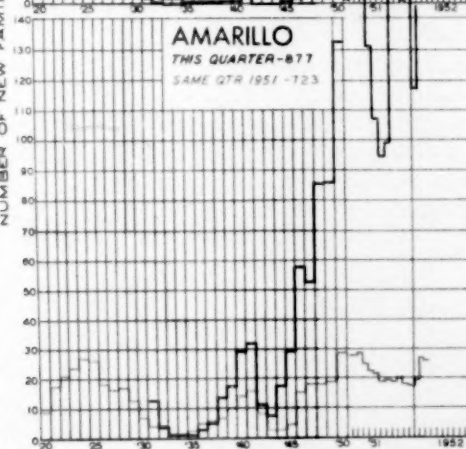
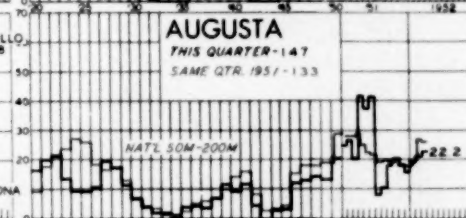
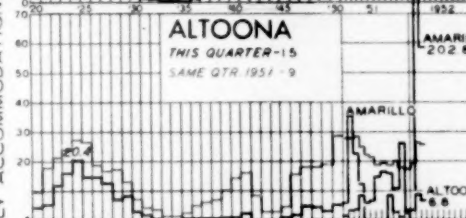
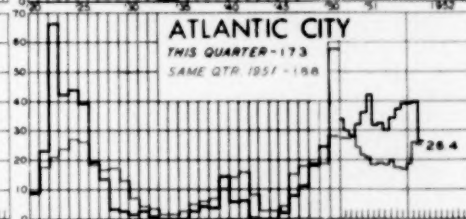
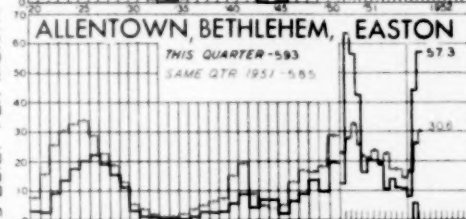
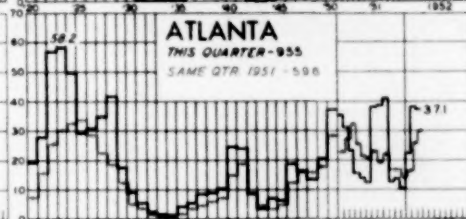
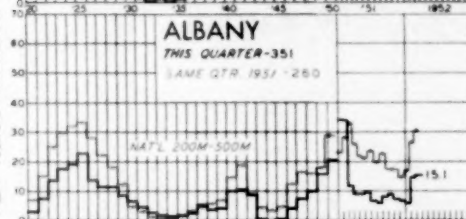
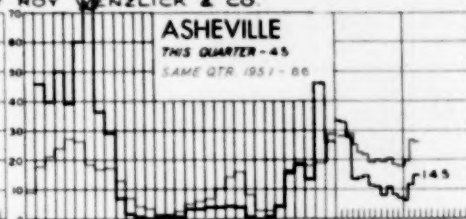
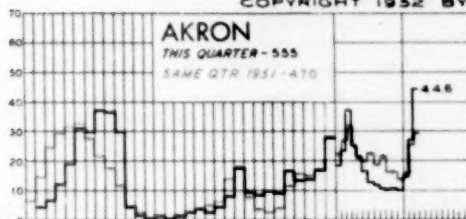
CHANGES IN VOLUME OF RESIDENTIAL CONSTRUCTION FIRST QUARTER OF 1952 COMPARED WITH FIRST QUARTER OF 1951



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

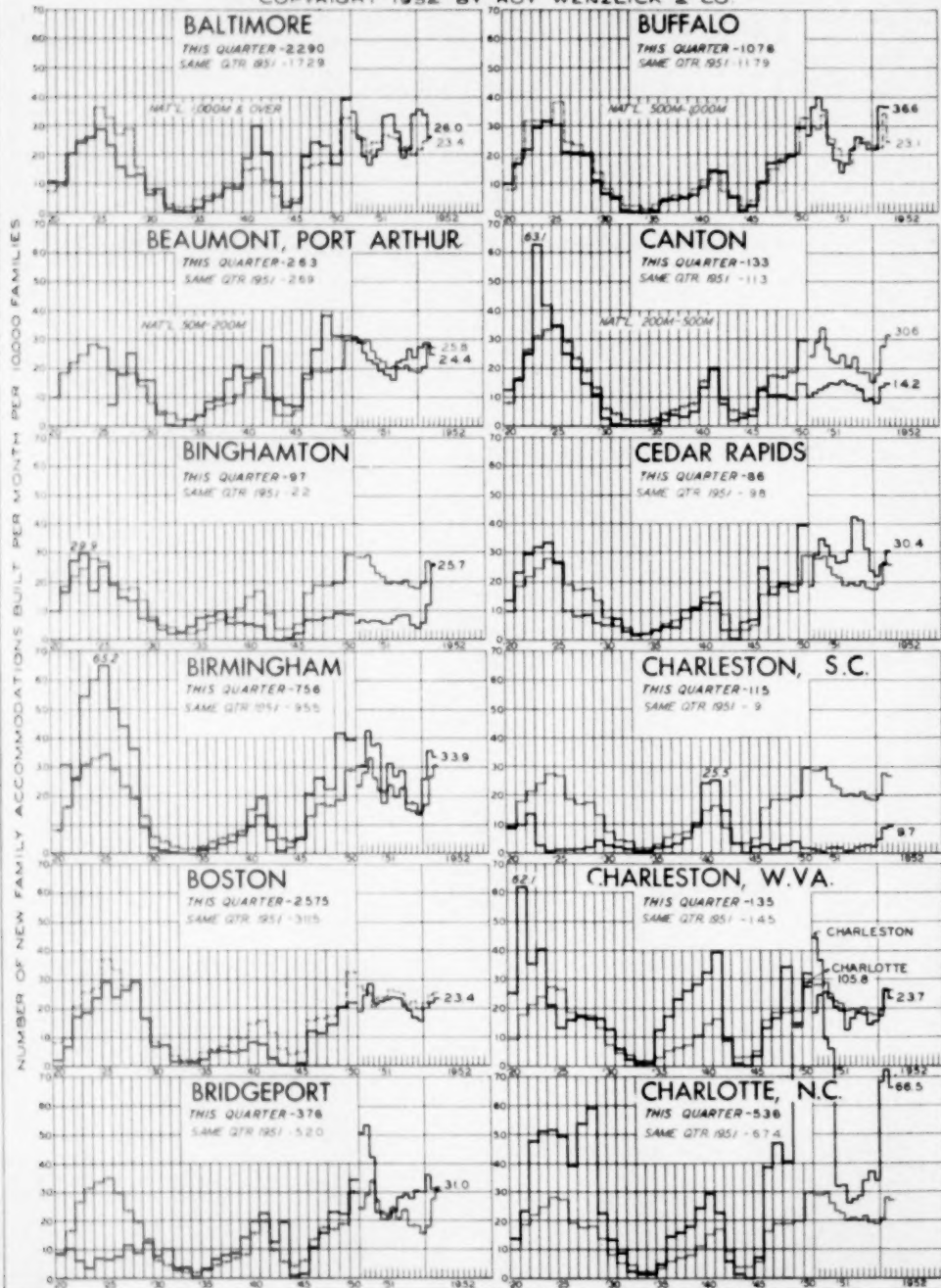
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

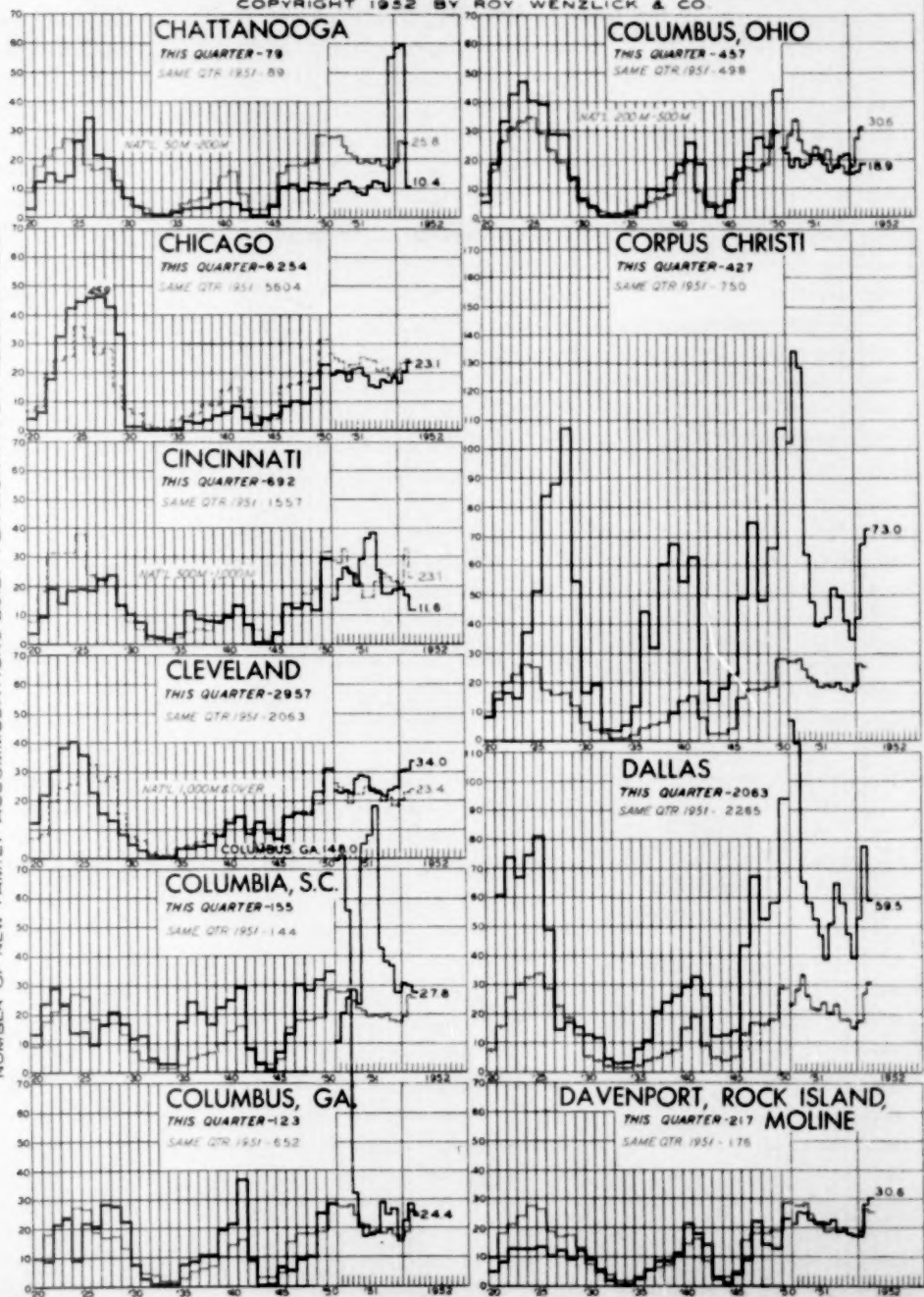
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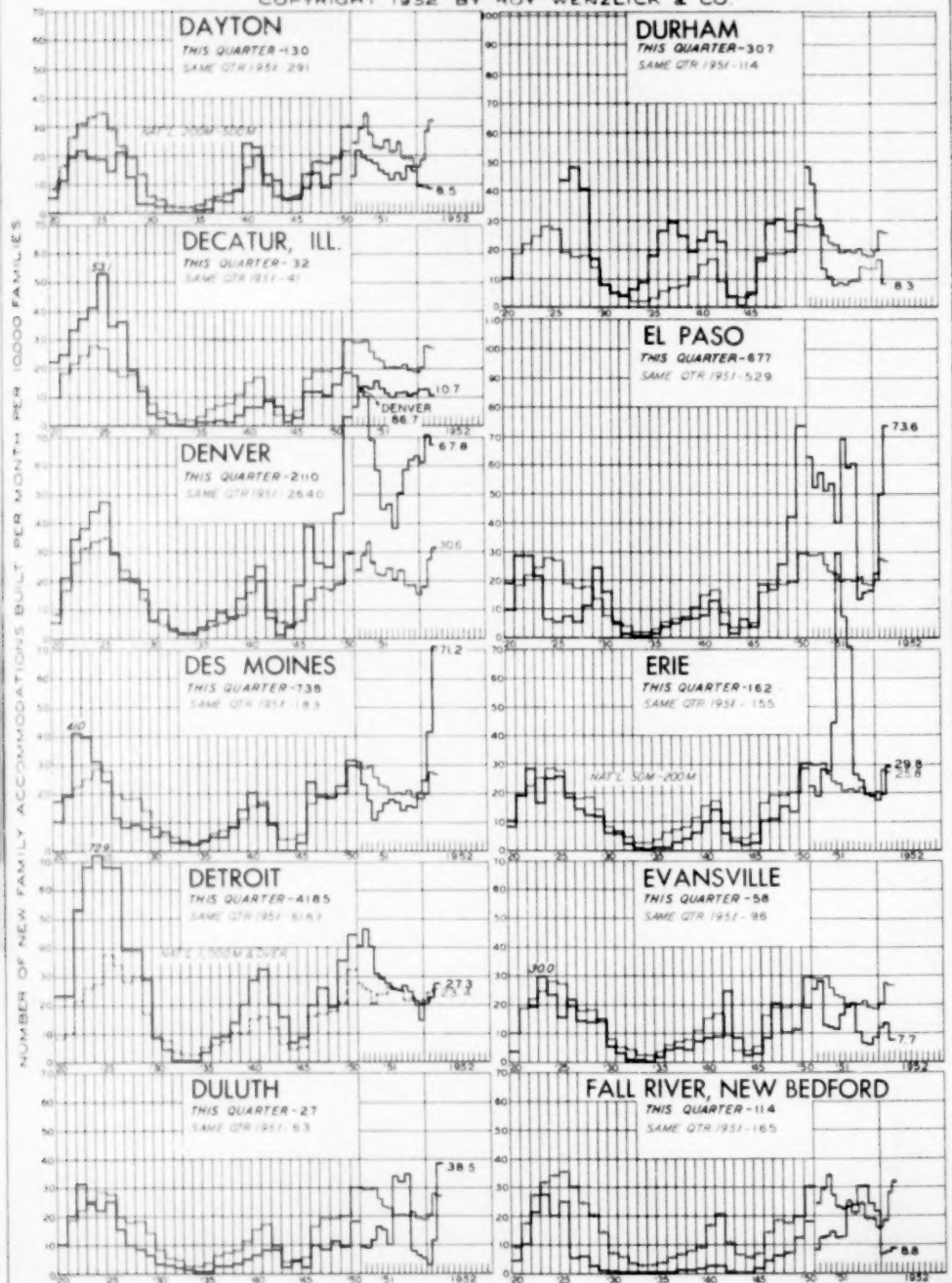
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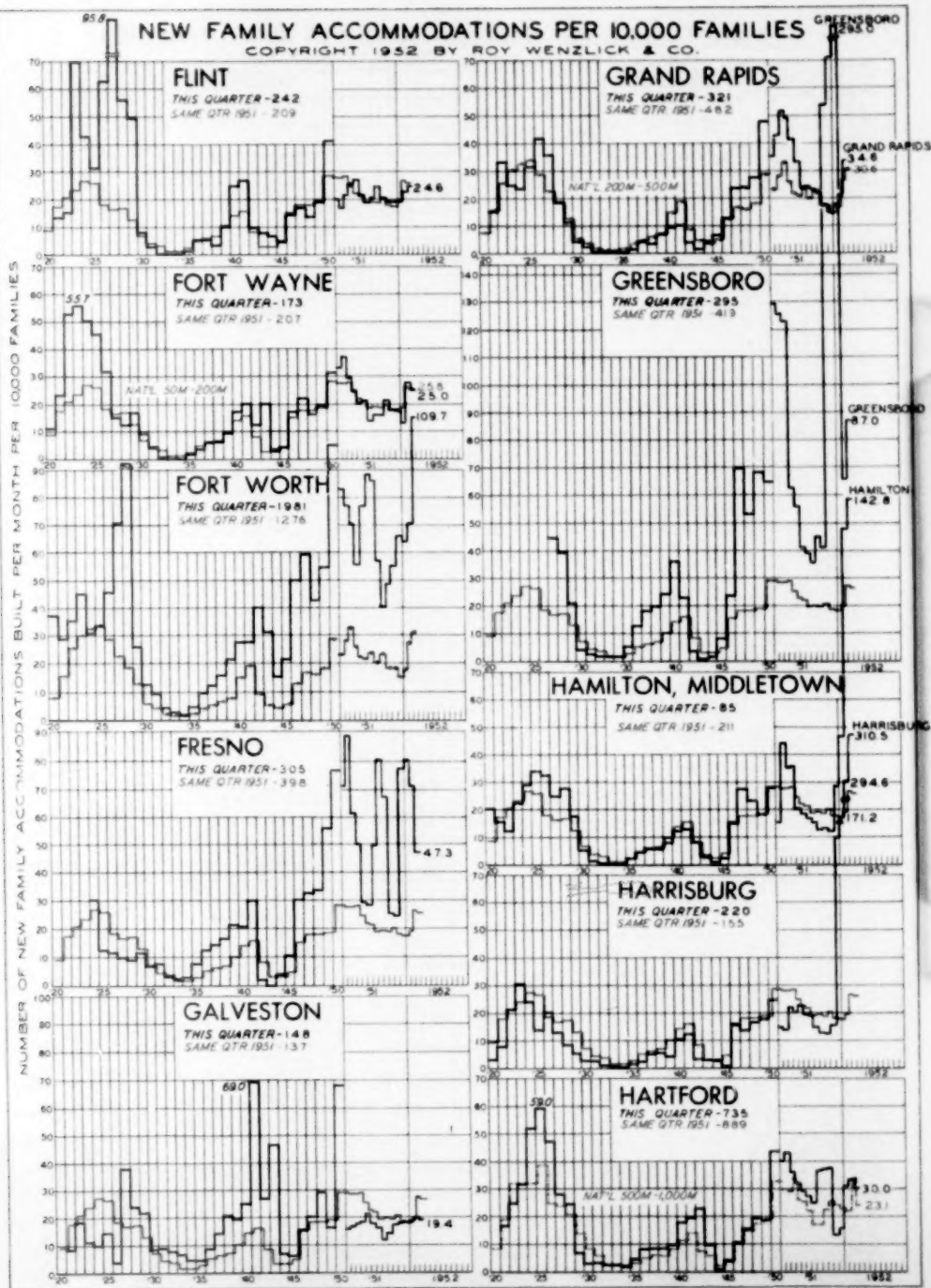
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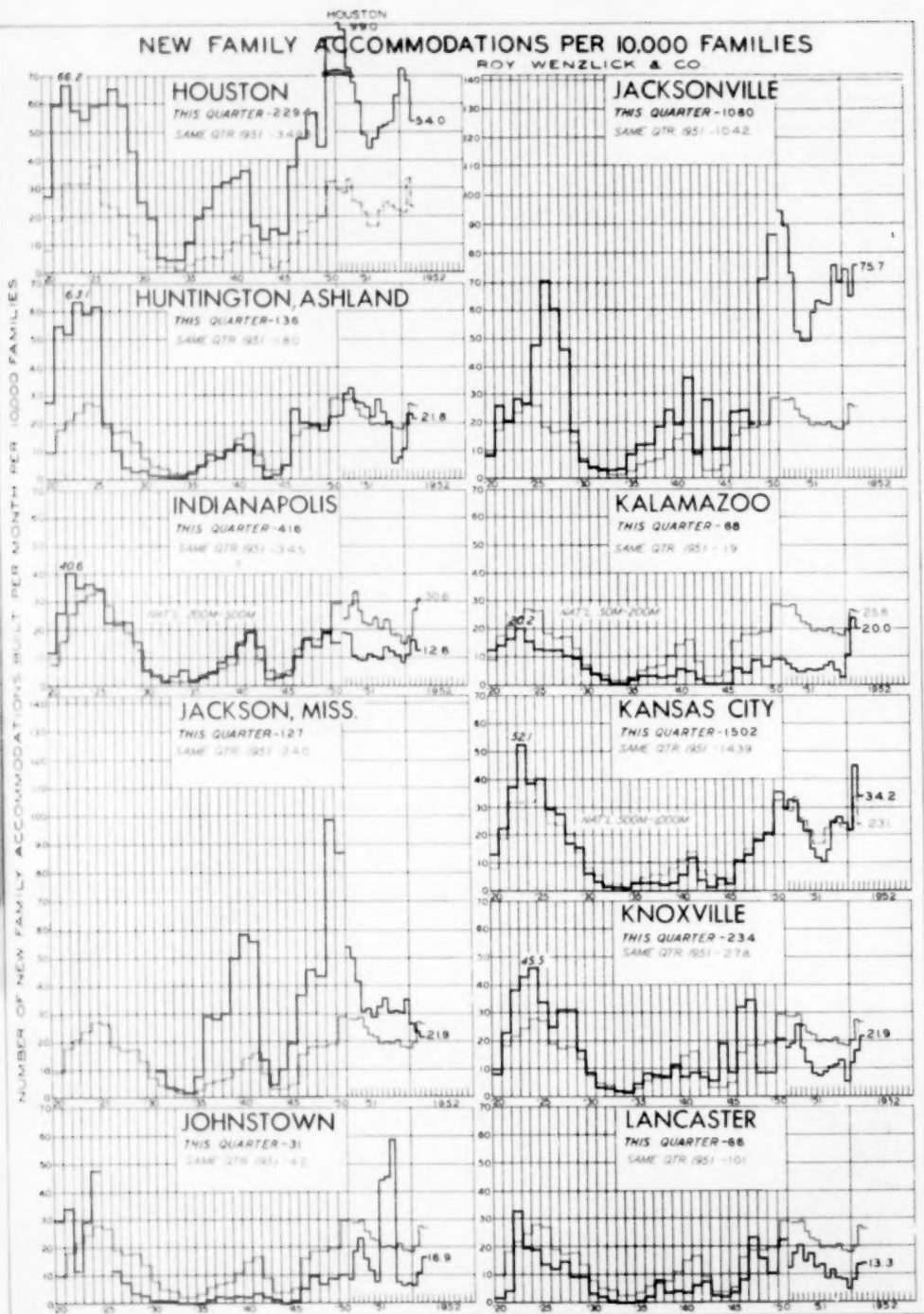


NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

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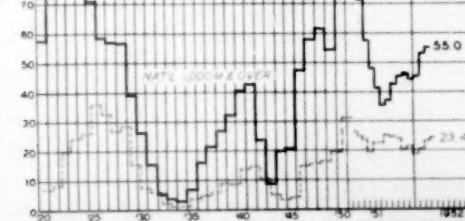
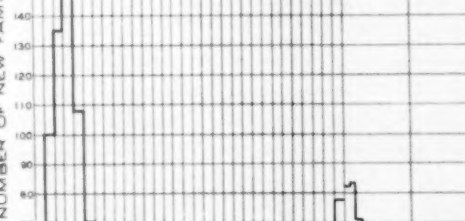
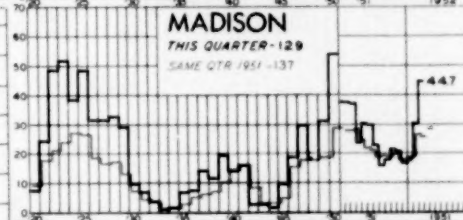
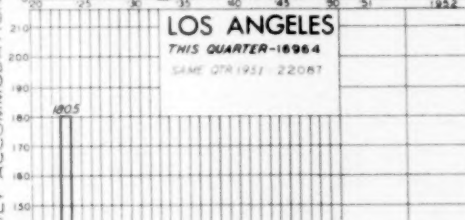
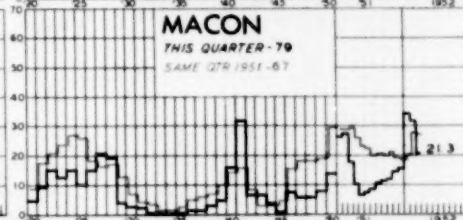
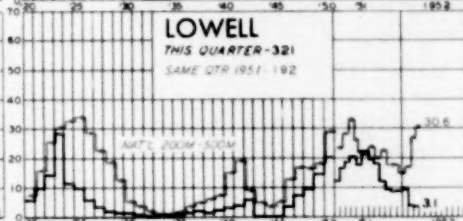
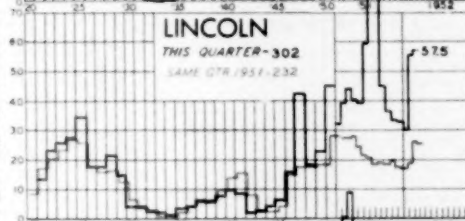
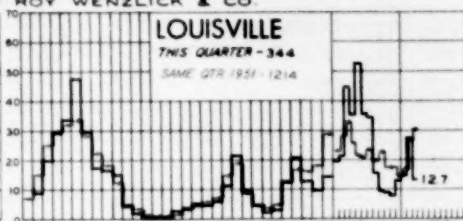
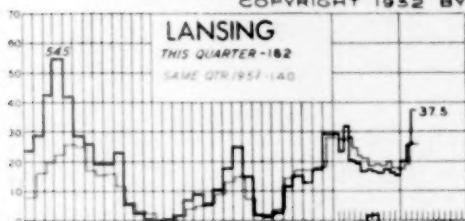




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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES

MIAMI
THIS QUARTER-348
SAME QTR 1951-297

MOBILE
THIS QUARTER-158
SAME QTR 1951-239

MONTGOMERY
THIS QUARTER-107
SAME QTR 1951-291

NASHVILLE
THIS QUARTER-642
SAME QTR 1951-369

NEW HAVEN
THIS QUARTER-243
SAME QTR 1951-490

MINNEAPOLIS, ST. PAUL
THIS QUARTER-864
SAME QTR 1951-1406

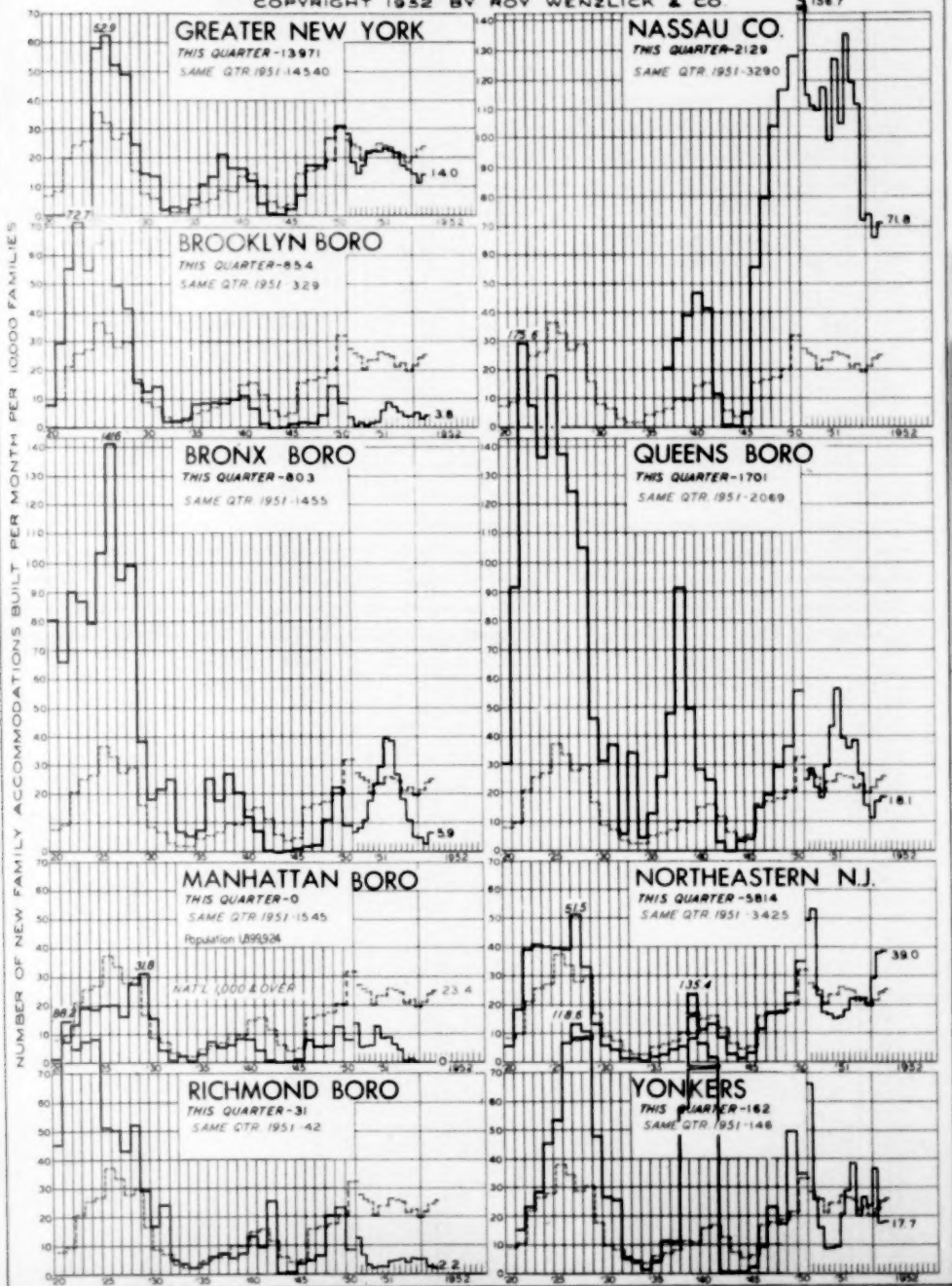
MILWAUKEE
THIS QUARTER-910
SAME QTR 1951-1027

NEW ORLEANS
THIS QUARTER-781
SAME QTR 1952-1098

1952

NEW FAMILY ACCOMMODATIONS PER 10,000 FAMILIES

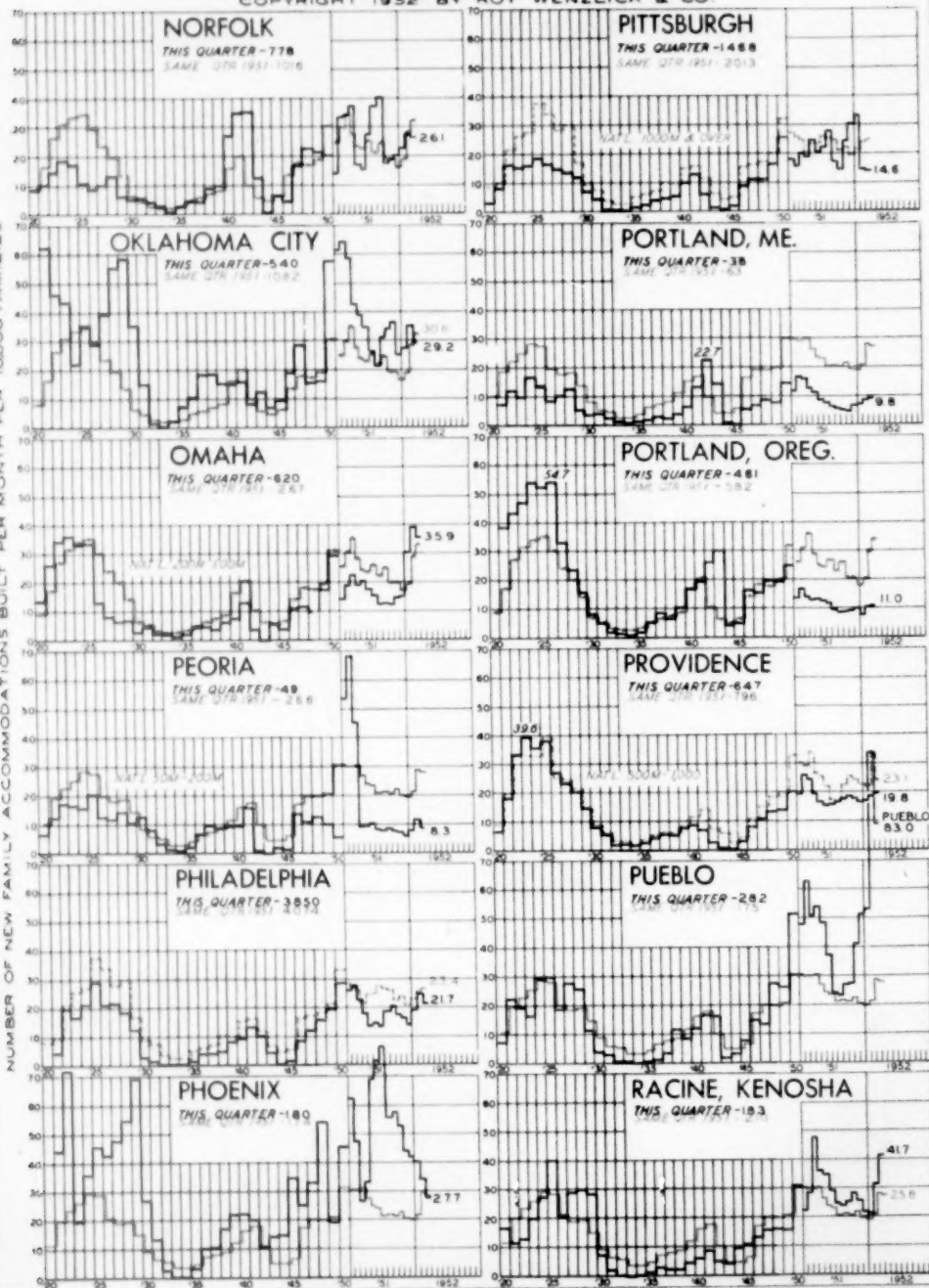
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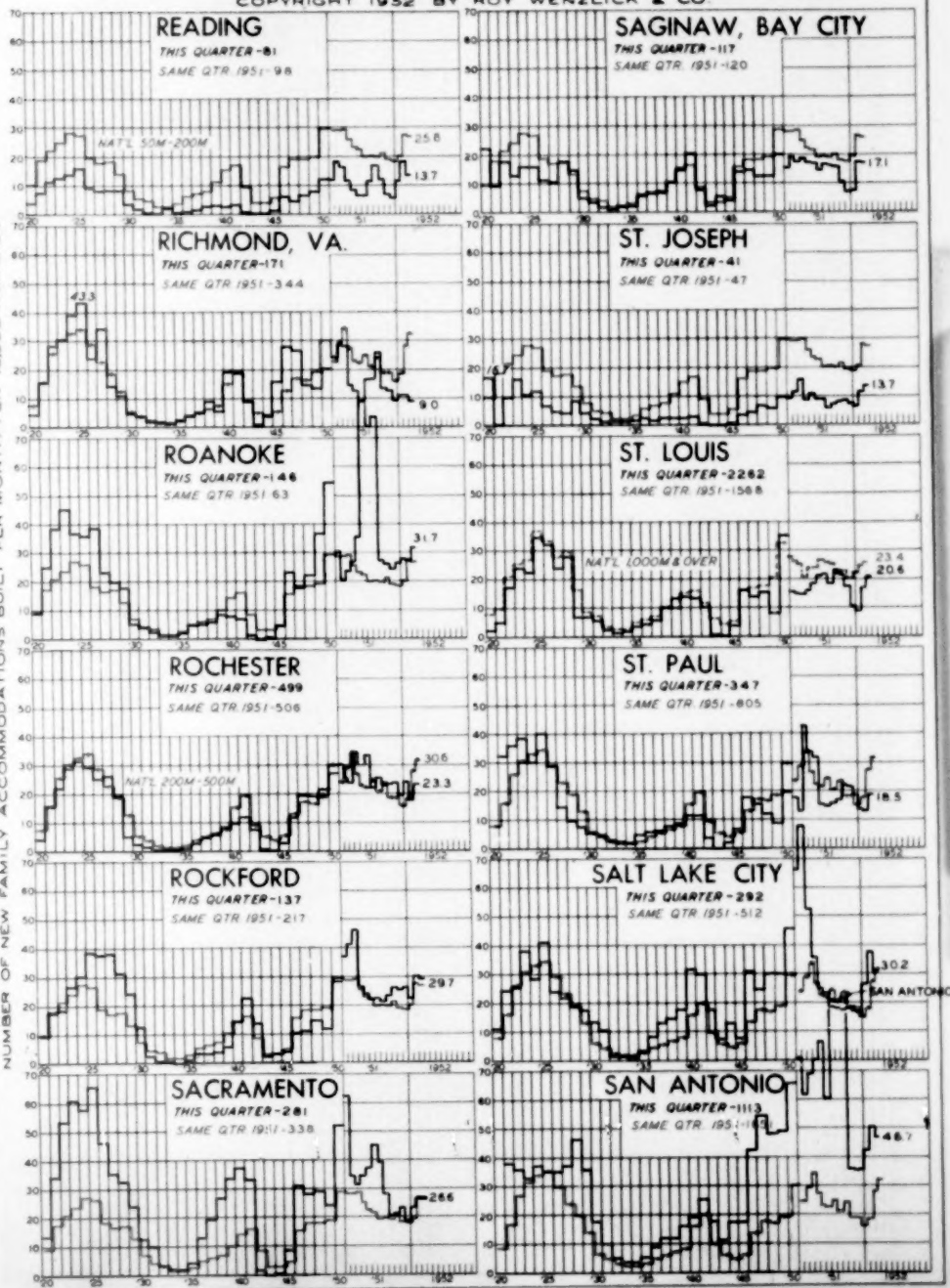
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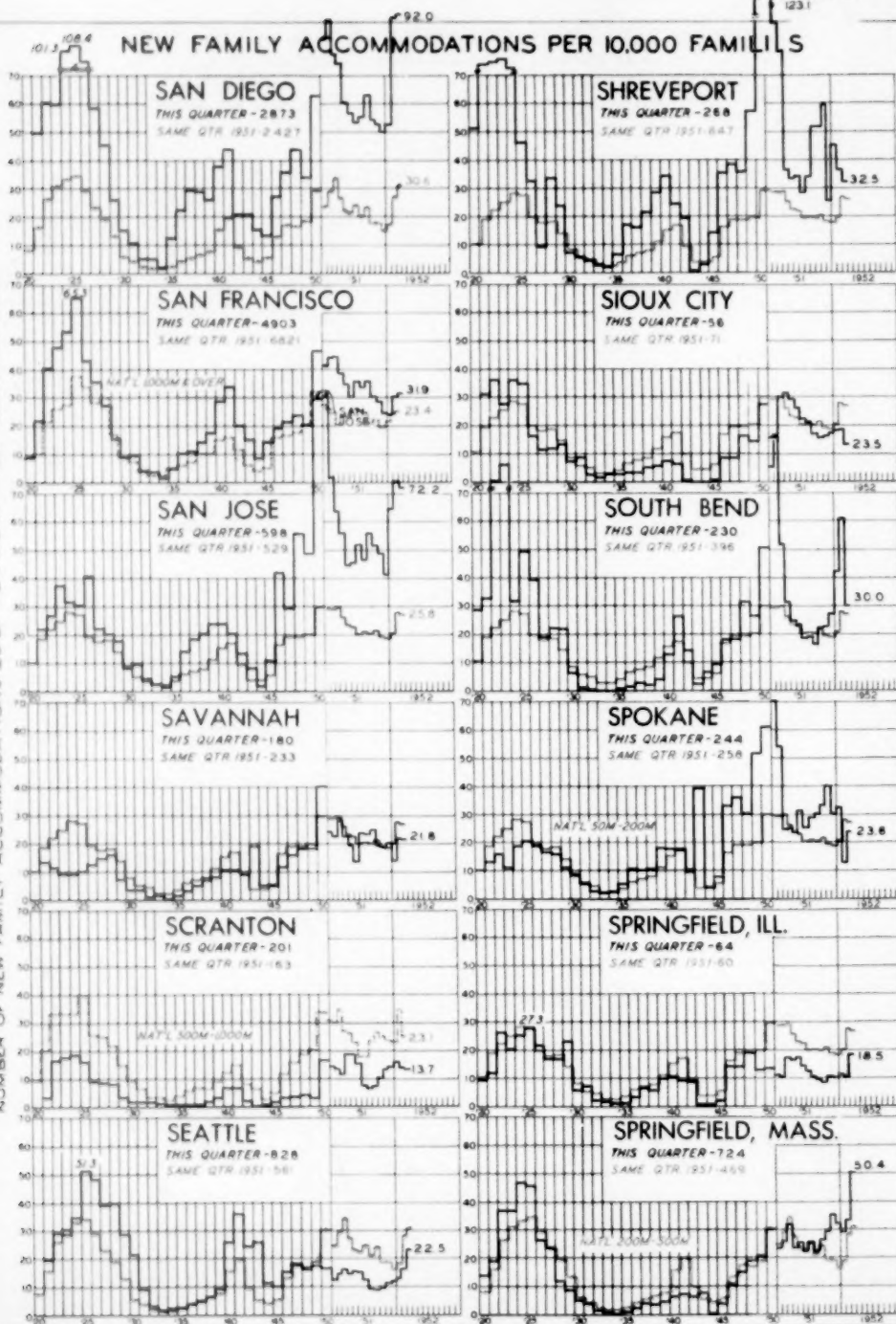
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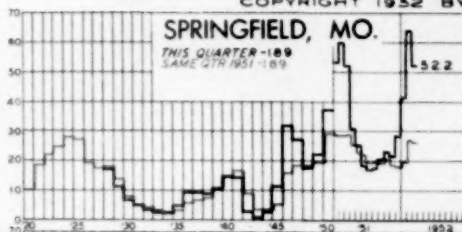
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NUMBER OF NEW FAMILY ACCOMMODATIONS BUILT PER MONTH PER 10,000 FAMILIES



SPRINGFIELD, OHIO
THIS QUARTER - 108
SAME QTR 1951 - 38

25.8

STOCKTON
THIS QUARTER - 80
SAME QTR 1951 - 114

17.5

SYRACUSE
THIS QUARTER - 98
SAME QTR 1951 - 100

30.6

TACOMA
THIS QUARTER - 382
SAME QTR 1951 - 264

26.4

TERRE HAUTE
THIS QUARTER - 45
SAME QTR 1951 - 42

15.0

TAMPA
THIS QUARTER - 1090
SAME QTR 1951 - 1083

68.2

TOLEDO
THIS QUARTER - 333
NAT'L 200M - 500M

19.7

TOPEKA
THIS QUARTER - 174
SAME QTR 1951 - 134

35.5

TRENTON
THIS QUARTER - 307
SAME QTR 1951 - 249

33.8

TULSA
THIS QUARTER - 188
SAME QTR 1951 - 189

13.0

